169.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,600 / 690,600
					USE VALUE:	690,600 / 690,600
					ASSESSED:	690,600 / 690,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLINT ERIC M
Owner 2:	
Owner 3:	
Street 1:	247 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CANZANELLI CARL J--ETAL -
Owner 2:	TEMTE LINDA K -
Street 1:	247 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,454 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1534 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6454.000	261,100		429,500	690,600
Total Card	0.148	261,100		429,500	690,600
Total Parcel	0.148	261,100		429,500	690,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.20 | /Parcel: 450.2

Legal Description

User Acct 111943

GIS Ref

GIS Ref

Insp Date 08/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,100	0	6,454.	429,500	690,600	690,600	Year End Roll	12/18/2019
2019	101	FV	206,200	0	6,454.	429,500	635,700	635,700	Year End Roll	1/3/2019
2018	101	FV	208,800	0	6,454.	362,000	570,800	570,800	Year End Roll	12/20/2017
2017	101	FV	208,800	0	6,454.	331,400	540,200	540,200	Year End Roll	1/3/2017
2016	101	FV	208,800	0	6,454.	282,300	491,100	491,100	Year End	1/4/2016
2015	101	FV	197,100	0	6,454.	245,400	442,500	442,500	Year End Roll	12/11/2014
2014	101	FV	197,100	0	6,454.	227,000	424,100	424,100	Year End Roll	12/16/2013
2013	101	FV	197,100	0	6,454.	216,000	413,100	413,100		12/13/2012

!13065!

PRINT

Date	Time
12/11/20	03:04:32

LAST REV

Date	Time
09/07/18	10:24:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13065

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANZANELLI CARL	1285-86		6/3/2004		350,000	No	No		
	1041-115		2/1/1988		203,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/1997	178	Manual	3,000					REROOF
6/4/1996	234		3,500					WDK 10X14/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
8/4/2018	Missed Appt.	HS	Hanne S
6/26/2018	MEAS&NOTICE	CC	Chris C
3/14/2009	Inspected	345	PATRIOT
12/15/2008	Measured	336	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6454		Sq. Ft.	Site		0	70.	0.95	7									429,534						429,500	

Total AC/HA: 0.14816 | Total SF/SM: 6454 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 429,534 | Spl Credit | Total: 429,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33448505
Const Adj.:	0.98843086
Adj $ / SQ:	171.476
Other Features:	71350
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378348
Depreciation:	117288
Depreciated Total:	261060

COMMENTS

SINK IN BSMT AND DEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

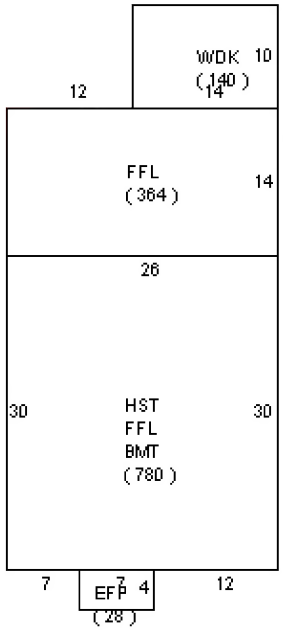
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



Sum Area By Label :
HST = 780
FFL = 1144
BMT = 780
EFP = 28
WDK = 140

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.48
Special Features:	0	Val/Su Net:	105.20
Final Total:	261100	Val/Su SzAd	170.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	171.480	196,169
BMT	Basement	780	51.440	40,125
HST	Half Story	390	171.480	66,876
WDK	Deck	140	12.990	1,819
EFP	Enclos Porch	28	71.760	2,009
	Net Sketched Area:	2,482	Total:	306,998
Size Ad	1534	Gross Are	2872	FinArea 1534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

169.0-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	